

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89627



Your Bridge to a Better Community

BLDG ADDRESS 570 1/2 Garden Grove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1090 + 190 = 1280 ^{1400^φ}

TAX SCHEDULE NO. 2943-072-39-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garden Grove TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 TOTAL

FILING 2 BLK 1 LOT 23 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Garden Grove Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 673 LaSalle Ct 81504 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 250-1128 (Ray) DESCRIPTION OF WORK & INTENDED USE New SF Townhome

(2) APPLICANT RED HART CONST. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2320-E 1/2 Rd. 81503

(2) TELEPHONE 234-0822 - (Den)

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-16 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW whichever is greater
 Side _____ from PL, Rear envelopes from PL

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions _____

Maximum Height _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Daniel R. Heath Date May 5 2003

Department Approval Cheryl Gibson Date 5/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16118</u>
Utility Accounting	<u>O'Connor</u>	Date	<u>5/27/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

570 1/2 Garden Grove Ct Site Plan

North ↑

2943-072-39-004
Garden Grove Homes

5/27/03
C. Jay Hilborn

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Lot 23

Lot 22

Demising Wall

10' of Fence

28' Proposed Garage & Parking Space

14' wide Concrete Drive & Parking Space

570 1/2 Garden Grove Ct.
Proposed Ranch Townhome
1400' w Garage & porch

Concrete Retiro

30' w 5/5/03

10' of Fence

105'

2

walk

14'

5'

5'

28'

28'

Garden Grove Ct Row

14' Multi-Purpose Easement